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# **Traffic Letter Report**

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December 16, 2019

**Engineers & Planners**  
Traffic  
Transportation  
Parking

Mr. Beau Brand  
Greystar  
444 South Cedros Avenue, Suite 172  
Solana Beach, CA 92618

LLG Reference: 3-18-2897

Subject:      **Belmont Village Encinitas-by-the-Sea Project, Traffic Letter Report**  
                  City of Encinitas

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Pasadena  
Irvine  
San Diego  
Woodland Hills

Dear Mr. Brand,

Linscott, Law & Greenspan, Engineers (LLG) has completed the following traffic assessment letter to evaluate the potential traffic-related impacts associated with the proposed Belmont Village Encinitas-by-the-Sea Senior Living Project (the “Project”) to be located at 3111 Manchester Avenue in the City of Encinitas. (See **Figure 1, Project Vicinity Map & Figure 2, Project Area Map**). *All figures are included at the end of this letter report.*

The Project proposes to construct 77 independent units, 68 assisted living units, 55 memory care units, and 16 workforce affordable units located between Interstate 5 and Mira Costa College Road, along Manchester Avenue. Access to the Project will be provided via the planned Direct Access Ramp (DAR) Access Road. No day-to-day access to Manchester Avenue will be provided. **Figure 3, Conceptual Site Plan** depicts the proposed Project.

LLG has prepared this traffic assessment letter to evaluate the Project’s potential transportation impacts. Included in this letter report are the following:

- Study Area / Existing Roadway Conditions
- Trip Generation/ Distribution / Assignment
- Analysis Methodology & Significance Criteria
- Roadway / Intersection Capacity Analysis
- Summary & Conclusions

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## STUDY AREA / ROADWAY CONDITIONS

### *Study Area*

The site is located on the north side of Manchester Avenue, east of the proposed DAR Access Road in the City of Encinitas. The following locations were selected for analysis based on the anticipated Project traffic assignment.

### Intersections

1. I-5 Southbound Ramps / Manchester Avenue
2. I-5 Northbound Ramps / Manchester Avenue
3. Manchester Avenue / DAR Access Road (Future)

### Segments

#### **Manchester Avenue**

1. Interstate 5 Southbound Ramps to Interstate 5 Northbound Ramps
2. Interstate 5 Northbound Ramps to DAR Access Road (Future)
3. DAR Access Road (Future) to Mira Costa College Road

### ***Existing Conditions & General Plan Roadway Classifications***

The following is a description of the study area roadways:

**Manchester Avenue** is classified and currently built as a 4-lane major augmented roadway east of I-5, according to the *City of Encinitas General Plan Circulation Element* (last Amended January 2003). Curbside parking is not permitted along the roadway. The posted speed limit is 45 mph. Class II bike lanes are provided along the roadway.

The Manchester DAR Access Roadway is proposed to be constructed by Caltrans. This roadway will provide access to the project site and an adjacent park-and-ride lot and will eventually connect to the I-5 DAR.

Please see **Figure 4, Existing Conditions Diagram**, for an illustration of the study area road segments and intersections.

### ***Existing Traffic Volumes***

Existing AM and PM peak hour traffic volumes at the existing study intersection and 24-hour street segment counts were collected in April 2018 while schools were in session. **Table 1** shows the existing street segment Average Daily Traffic (ADT) volumes in the Project area. **Attachment A** contains copies of the existing traffic volumes. The study area was under construction when counts were conducted. Pre-construction ramp volumes were obtained from Caltrans and were utilized to adjust the April 2018 intersection volumes to establish the baseline existing volumes for analysis. See **Figure 5, Existing Traffic Volumes**.

**TABLE 1**  
**EXISTING TRAFFIC VOLUMES**

Street Segments	ADT <sup>a</sup>	Source	Date
<b>Manchester Street</b>			
1. I-5 Southbound Ramps to I-5 Northbound Ramps	17,649	LLG	Estimated <sup>b</sup>
2. I-5 Northbound Ramps to Mira Costa College	28,565	LLG	Thursday, April 12, 2018

**Footnotes:**

- a. Average Daily Traffic Volumes.
- b. The ADT was estimated along this segment based on the ratio of the intersection peak hour volumes and ADT of the adjacent segment.

## TRIP GENERATION

The Project proposes to construct 77 independent living units, 68 assisted living units, 55 memory care units, and 16 workforce affordable units. Trip generation for the proposed development was calculated using the SANDAG (*Not So*) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002. The SANDAG trip rate for “Retirement Community” was used for the independent living units, the trip rate for “Congregate Care” was used for the Assisted Living and Memory Care units, and the trip rate for “Apartment” was used for the workforce affordable units to calculate the trip generation. Using the rates, the Project is expected to generate 712 ADT with 37 AM peak hour trips (16 inbound / 21 outbound) and 57 PM peak hour trips (32 inbound / 25 outbound). **Table 2** shows the Project daily traffic generation.

**TABLE 2**  
**PROJECT TRIP GENERATION**

Land Use	Size	Daily Trip Ends (ADTs) <sup>a</sup>		Peak Hour	% of ADT <sup>b</sup>	In:Out	Volume		
		Rate <sup>b</sup>	Volume			Split <sup>b</sup>	In	Out	Total
Retirement Community (Independent Living)	77 Units	4 /unit	308	AM	5%	4:6	6	10	16
				PM	7%	6:4	13	9	22
Congregate Care (Assisted Living)	68 Units	2.5 /unit	170	AM	4%	6:4	4	3	7
				PM	8%	5:5	7	7	14
Congregate Care (Memory Care)	55 Units	2.5 /unit	138	AM	4%	6:4	4	2	6
				PM	8%	5:5	6	6	12
Workforce Units	16 Units	6 /unit	96	AM	20%	2:8	2	6	8
				PM	9%	7:3	6	3	9

**Footnotes:**

a. ADT = Average Daily Traffic.

b. Rates taken from the SANDAG (*Not So*) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002.

### TRIP DISTRIBUTION/ TRIP ASSIGNMENT

Project trip distribution was based on a combination of observed traffic patterns from existing intersection counts, the location of nearby commercial land uses, the potential location of employees, and professional engineering judgment.

Please see **Figure 6, Project Traffic Distribution**.

Using this distribution, Project traffic was assigned to the proposed driveway and nearby street system. **Figure 7, Project Traffic Volumes** depicts the assigned Project volumes. **Figure 8, Near-Term Traffic Volumes** shows the Project traffic added to the existing area traffic.

If the DAR proposed on Manchester Avenue is constructed, 5% of Project traffic is assumed to utilize the DAR. **Figure 9, Project Traffic Volumes (w/ DAR)**, depicts the assigned Project volumes if the DAR is constructed.

The Project access is proposed via the future DAR Access Road, which does not currently exist. The completion of DAR Access Road, including the proposed signalized intersection at Manchester Avenue, is assumed in the Near-Term analyses. Additionally, there is currently ongoing construction at the Manchester Avenue interchange. The completion of these improvements is assumed in the Near-Term analyses. The assumed intersection configurations of the study intersections correspond with the lane configurations shown in Figure 10.

## LONG-TERM CONDITIONS

The I-5 North Coast Corridor Project proposes the provision of approximately 26 miles of additional capacity on mainline Interstate 5 and HOV/managed lanes with direct access ramps (DARs). A DAR is proposed on Manchester Avenue. Since the DAR would affect traffic patterns within the study area, this study includes analysis scenarios without and with the Manchester DAR improvements.

### Long-Term without the DAR Improvements

**Figure 10, Long-Term Conditions**, depicts the addition of the proposed DAR Access Road. **Figure 11, Long-Term (without DAR) Traffic Volumes**, shows the forecasted traffic volumes based on the I-5 North Coast Traffic Report and including traffic volumes generated by the proposed Westmont Residential Care Facility and the potential housing units proposed by the recently approved Encinitas Housing Element Update that are within the vicinity of the study area. **Attachment B** shows the locations of the housing units included in the analysis. **Figure 12, Long-Term without DAR + Project Traffic Volumes**, shows the buildout project traffic volumes added to the forecasted traffic volumes without the DAR.

### Long-Term with the DAR Improvements

The I-5 North Coast Corridor Project identifies the “8+4 Buffer Alternative” as the preferred alternative, therefore it was used for analysis purposes of this study. Improvement include the conversion of a right turn only lane into a shared thru right at the intersection of Manchester Avenue & I-5 northbound ramps. **Figure 13, Long-Term (w/ DAR) Conditions**, depicts the long-term roadway geometry with the addition of the DAR. **Figure 14, Long-Term (with DAR) Traffic Volumes**, shows the forecasted traffic volumes with the DAR improvement conditions. **Figure 15, Long-Term + Project (with DAR) Traffic Volumes**, shows the buildout project traffic volumes added to the forecasted traffic volumes with the DAR improvement conditions.

## ANALYSIS METHODOLOGY & SIGNIFICANCE CRITERIA

The following scenarios are analyzed in this report:

- Existing
- Near-Term
- Long-Term (without DAR) Conditions
- Long-Term (without DAR) + Project Conditions
- Long-Term (with DAR) Conditions
- Long-Term (with DAR) + Project Conditions

Level of Service (LOS) is the term used to denote the different operating conditions which occur on a given roadway segment under various traffic volume loads. It is a qualitative measure used to describe a quantitative analysis taking into account factors such as roadway geometries, signal phasing, speed, travel delay, freedom to maneuver, and safety. Level of service provides an index to the operational qualities of an intersection. Level of Service designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. Level of Service designation is reported differently for signalized and unsignalized intersections.

*Signalized intersections* were analyzed under AM and PM peak hour conditions. Average vehicle delay was determined utilizing the methodology found in Chapter 19 of the *Highway Capacity Manual (HCM 6<sup>th</sup> Edition)*, with the assistance of the *Synchro* (version 10) computer software. The delay values (represented in seconds) were qualified with a corresponding intersection LOS.

*Unsignalized intersections* were analyzed under AM and PM peak hour conditions. Average vehicle delay and Levels of Service (LOS) was determined based upon the procedures found in Chapter 20 and Chapter 21 of the *HCM 6* with the assistance of the *Synchro 10* computer software. The delay values (represented in seconds) were qualified with a corresponding intersection LOS.

Street segments were analyzed based upon the comparison of daily traffic volumes (ADT) to the City of Encinitas's published *Roadway Capacity Standards*, March 1989. This table provides segment capacities for different street classifications, based on traffic volumes and roadway characteristics. **Attachment C** contains a copy of the City's roadway capacity standards.

Because the Project is not expected to add more than 20 peak hour trips to the I-5 on-ramps, ramp meter analysis is not warranted.

The City of Encinitas utilizes the published, regional SANTEC/ITE criteria for determining the significance of a project's traffic impacts. According to these criteria, a project is considered to have a significant impact if the new project traffic has decreased the operations of surrounding roadways by a defined threshold. The defined thresholds for roadway segments and intersections are defined in **Table 3**. If the project exceeds the thresholds in Table 3, then the project may be considered to have a significant project impact. A feasible mitigation measure will need to be identified to return the impact within the thresholds (pre-project + allowable increase) or the impact will be considered significant and unmitigated.

**TABLE 3**  
**SANTEC/ITE**  
**TRAFFIC IMPACT SIGNIFICANT THRESHOLDS**

<b>Level of Service with Project <sup>b</sup></b>	<b>Allowable Increase Due to Project Impacts <sup>a</sup></b>	
	<b>Roadway Segments</b> <b>V/C</b>	<b>Intersections</b> <b>Delay (sec.)</b>
D <sup>c</sup> , E, & F	0.02	2.0

***Footnotes:***

- a. If a proposed project's traffic causes the values shown in the table to be exceeded, the impacts are determined to be significant. The project applicant shall then identify feasible improvements (within the Traffic Impact Study) that will restore/and maintain the traffic facility at an acceptable LOS. If the LOS with the proposed project becomes unacceptable (see note b), or if the project adds a significant amount of peak-hour trips to cause any traffic queues to exceed on- or off-ramp storage capacities, the project applicant shall be responsible for mitigating the project's direct significant and/or cumulatively considerable traffic impacts.
- b. All LOS measurements are based upon Highway Capacity Manual procedures for peak-hour conditions. However, V/C ratios for roadway segments are estimated on an ADT/24-hour traffic volume basis (using Table 2 of the City's Traffic Impact Study Manual). The acceptable LOS for roadways, and intersections is generally "D" ("C" for undeveloped locations).
- c. The City of Encinitas accepts LOS D operations, regardless of project increase in V/C, delay, etc.

**ROADWAY / INTERSECTION CAPACITY ANALYSIS*****Analysis of Existing and Near-Term Conditions*****Intersection Analysis**

Peak hour operations at study area intersections are shown to result in LOS C or better with the addition of Project traffic to the existing condition. No intersection impacts were calculated in the Near-Term analysis scenarios.

**Table 4**, shows the results of the Existing analysis. **Table 6**, shows the results of the Near-Term analysis. **Attachment D** contains the intersection analysis worksheets.

**Street Segment Analysis**

Based on the results of the street segment capacity analysis, Manchester Avenue is calculated to operate at acceptable better than LOS C for both without and with project scenarios. **Table 5** shows the results of the Existing analysis. **Table 7** shows the results of the Near-Term analysis. No roadway segment impacts were calculated in the existing analysis scenarios.

### ***Analysis of Long-Term Conditions***

#### **Intersection Analysis**

Peak hour operations at study area intersections are shown to result in LOS D or better for both without and with the addition of Project traffic to the long-term condition without the DAR. Peak hour operations at study area intersections are shown to result in LOS D or better for both without and with the addition of Project traffic to the long-term condition with the DAR. No intersection impacts were calculated in any of the long-term analysis scenarios.

**Table 8**, shows the results of the analysis. **Attachment D** contains the intersection analysis worksheets.

#### **Street Segment Analysis**

Based on the results of the street segment capacity analysis, Manchester Avenue is calculated to operate at LOS D with near-term conditions in both with and without project scenarios with the exception of the segment between the I-5 Southbound Ramps and the I-5 Northbound Ramps, which is calculated to operate at LOS F in both with and without project scenarios. Based on City of Encinitas's significance criteria, no significant impacts are identified on the segment of Manchester Avenue between the I-5 Southbound Ramps and the I-5 Northbound Ramps since the project traffic contribution is below the allowable threshold. In the scenario with the improvements to Manchester Avenue, the roadway is calculated to operate at better than LOS C in both with and without project scenarios. **Table 9**, following Table 8, shows the results of the analysis.

**TABLE 4**  
**EXISTING INTERSECTION OPERATIONS**

<b>Intersection</b>	<b>Control Type</b>	<b>Peak Hour</b>	<b>Existing</b>	
			<b>Delay <sup>a</sup></b>	<b>LOS <sup>b</sup></b>
1. Manchester Ave / I-5 SB Ramps	AWSC <sup>c</sup>	AM	147.0	F
		PM	38.5	E
2. Manchester Ave / I-5 NB Ramps	Signal	AM	23.1	C
		PM	23.5	C
3. Manchester Ave / DAR Access Rd	Signal	AM	DNE	-
		PM	DNE	-

**Footnotes:**

- a. Average delay expressed in seconds per vehicle.
- b. Level of Service. See table at right for delay thresholds.
- c. AWSC = all-way stop controlled

<b>SIGNALIZED</b>		<b>UN SIGNALIZED</b>	
<b>DELAY/LOS THRESHOLDS</b>		<b>DELAY/LOS THRESHOLDS</b>	
<b>Delay</b>	<b>LOS</b>	<b>Delay</b>	<b>LOS</b>
0.0 ≤ 10.0	A	0.0 ≤ 10.0	A
10.1 to 20.0	B	10.1 to 15.0	B
20.1 to 35.0	C	15.1 to 25.0	C
35.1 to 55.0	D	25.1 to 35.0	D
55.1 to 80.0	E	35.1 to 50.0	E
≥ 80.1	F	≥ 50.1	F

**TABLE 5**  
**EXISTING STREET SEGMENT OPERATIONS**

<b>Street Segment</b>	<b>Existing Capacity (LOS E)<sup>a</sup></b>	<b>Existing</b>		
		<b>ADT <sup>b</sup></b>	<b>LOS <sup>c</sup></b>	<b>V/C<sup>d</sup></b>
<b>Manchester Avenue</b>				
1. I-5 Southbound Ramps to I-5 Northbound Ramps	20,000	17,649	D	0.882
2. I-5 Northbound Ramps to DAR Access Road (Future)	45,400	28,565	+C	0.629
3. DAR Access Road (Future) to Mira Costa College	45,400	28,565	+C	0.629

**Footnotes:**

- a. Capacity based on City of Encinitas roadway capacity standards.
- b. ADT = Average Daily Traffic Volumes.
- c. LOS = Level of Service.
- d. V/C = Volume-to-Capacity ratio.

**General Notes**

- 1. +C = Better than LOS C operations.

**TABLE 6**  
**NEAR-TERM INTERSECTION OPERATIONS**

Intersection	Control Type	Peak Hour	Near-Term	
			Delay <sup>a</sup>	LOS <sup>b</sup>
1. Manchester Ave / I-5 SB Ramps	Signal	AM	21.8	C
		PM	9.8	A
2. Manchester Ave / I-5 NB Ramps	Signal	AM	23.3	C
		PM	24.0	C
3. Manchester Ave / DAR Access Rd	Signal	AM	17.6	B
		PM	12.8	B

**Footnotes:**

- a. Average delay expressed in seconds per vehicle.
- b. Level of Service. See table at right for delay thresholds.

SIGNALIZED	
DELAY/LOS THRESHOLDS	
Delay	LOS
0.0 ≤ 10.0	A
10.1 to 20.0	B
20.1 to 35.0	C
35.1 to 55.0	D
55.1 to 80.0	E
≥ 80.1	F

**TABLE 7**  
**NEAR-TERM STREET SEGMENT OPERATIONS**

Street Segment	Near-Term Capacity (LOS E) <sup>a</sup>	Near-Term		
		ADT <sup>b</sup>	LOS <sup>c</sup>	V/C <sup>d</sup>
<b>Manchester Avenue</b>				
1. I-5 Southbound Ramps to I-5 Northbound Ramps	20,000	17,969	D	0.898
2. I-5 Northbound Ramps to DAR Access Road (Future)	45,400	29,170	+C	0.643
3. DAR Access Road (Future) to Mira Costa College	45,400	28,672	+C	0.632

**Footnotes:**

- a. Capacity based on City of Encinitas roadway capacity standards.
- b. ADT = Average Daily Traffic Volumes.
- c. LOS = Level of Service.
- d. V/C = Volume-to-Capacity ratio.

**General Notes**

- 1. +C = Better than LOS C operations.

TABLE 8  
LONG-TERM INTERSECTION OPERATIONS

Intersection	Control Type	Peak Hour	Long-Term (without DAR)		Long-Term (without DAR) + Project		$\Delta^c$ Delay	Sig?	Long-Term (with DAR)		Long-Term (with DAR) + Project		$\Delta$ Delay	Sig?
			Delay <sup>a</sup>	LOS <sup>b</sup>	Delay <sup>a</sup>	LOS			Delay	LOS	Delay	LOS		
1. Manchester Ave / I-5 SB Ramps	Signal	AM	31.8	C	31.9	C	0.1	No	46.0	D	46.1	D	0.1	No
		PM	18.3	B	18.4	B	0.1	No	14.0	B	14.1	B	0.1	No
2. Manchester Ave / I-5 NB Ramps	Signal	AM	33.6	C	34.4	C	0.8	No	26.7	C	27.1	C	0.4	No
		PM	49.0	D	51.2	D	2.2	No	36.5	D	37.6	D	1.1	No
3. Manchester Ave / DAR Access Rd	Signal	AM	19.6	B	21.4	C	1.8	No	23.1	C	24.4	C	1.3	No
		PM	19.4	B	22.7	C	3.3	No	17.1	B	17.7	B	0.6	No

*Footnotes:*

- a. Average delay expressed in seconds per vehicle.
- b. Level of Service. See table at right for delay thresholds.
- c.  $\Delta$  = Project-induced change in delay.

*General Notes*

- 1. Sig = Significant impact, yes or no.

SIGNALIZED	
DELAY/LOS THRESHOLDS	
Delay	LOS
0.0 $\leq$ 10.0	A
10.1 to 20.0	B
20.1 to 35.0	C
35.1 to 55.0	D
55.1 to 80.0	E
$\geq$ 80.1	F

TABLE 9  
LONG-TERM STREET SEGMENT OPERATIONS

Street Segment	Long-Term Capacity (LOS E) <sup>a</sup>	Long-Term (without DAR)			Long-Term (without DAR) + Project			$\Delta^e$ V/C	Long-Term (with DAR)			Long-Term (with DAR) + Project			$\Delta$ V/C	Sig?
		ADT <sup>b</sup>	LOS <sup>c</sup>	V/C <sup>d</sup>	ADT	LOS	V/C		ADT	LOS	V/C	ADT	LOS	V/C		
<b>Manchester Avenue</b>																
1. I-5 Southbound Ramps to I-5 Northbound Ramps	20,000 / 45,400	22,740	F	1.137	23,060	F	1.153	0.016	20,260	+C	0.446	20,563	+C	0.453	0.007	No
2. I-5 Northbound Ramps to DAR Access Road (Future)	45,400	36,790	D	0.810	37,395	D	0.824	0.013	32,790	+C	0.722	33,395	+C	0.736	0.013	No
3. DAR Access Road (Future) to Mira Costa College	45,400	36,790	D	0.810	36,897	D	0.813	0.002	32,790	+C	0.722	32,897	+C	0.725	0.002	No

*Footnotes:*

- a. Capacity based on City of Encinitas roadway capacity standards.
- b. ADT = Average Daily Traffic Volumes.
- c. LOS = Level of Service.
- d. V/C = Volume-to-Capacity ratio.
- e.  $\Delta$  = Project-induced change in V/C.

*General Notes*

- 1. Sig = Significant impact, yes or no.
- 2. +C = Better than LOS C operations

Mr. Beau Brand

12/16/2019

Page 13

## ACCESS

The Project plans to provide two day-to-day access points, both along the DAR Access Road. The southern driveway should be a right-in/right-out only driveway. For the main driveway, based on the project volumes, it is recommended to provide a one-way stop control with a shared left-turn/right-turn lane on the driveway and one lane in each direction along the DAR Access Road. An emergency-only access driveway is proposed on Manchester Avenue and daily use will be prohibited at this driveway by bollards.

## SUMMARY & CONCLUSIONS

Based on the peak hour intersection and daily street segment analyses and the established significance criteria, no significant impacts were determined. Therefore, mitigation measures are not necessary.

Sincerely,

**Linscott, Law & Greenspan, Engineers**



John Boarman, PE  
Principal



Charlene Sadiarin, PE  
Transportation Engineer II

- Figures:
- 1: Project Vicinity Map
  - 2: Project Area Map
  - 3. Conceptual Site Plan
  - 4: Existing Conditions Diagram
  - 5: Existing Traffic Volumes
  - 6: Project Traffic Distribution
  - 7: Project Traffic Volumes (w/o DAR)
  - 8: Near-Term Traffic Volumes
  - 9: Project Traffic Volumes (w/ DAR)
  - 10: Long-Term (without DAR) Conditions
  - 11: Long-Term (without DAR) Traffic Volumes
  - 12: Long-Term (without DAR) + Projects Traffic Volumes
  - 13: Long-Term (with DAR) Conditions
  - 14: Long-Term (with DAR) Traffic Volumes
  - 15: Long-Term (with DAR) + Project Traffic Volumes

- Attachments:
- A: Intersection and Segment Manual Count Sheets
  - B: City of Encinitas Housing Element Update Potential Rezoning Sites
  - C: City of Encinitas Roadway Capacity Standards
  - D: Intersection Analysis Worksheets

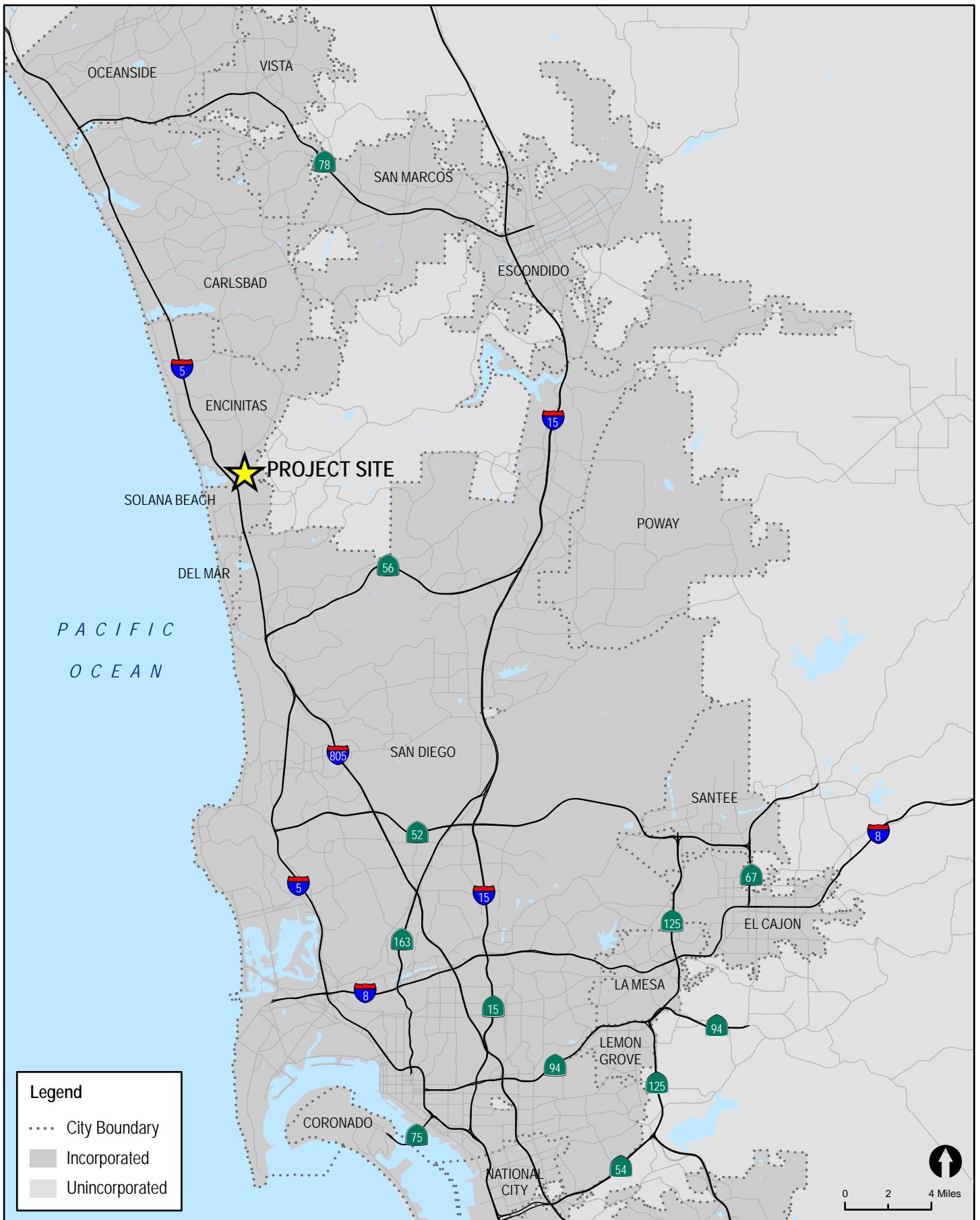
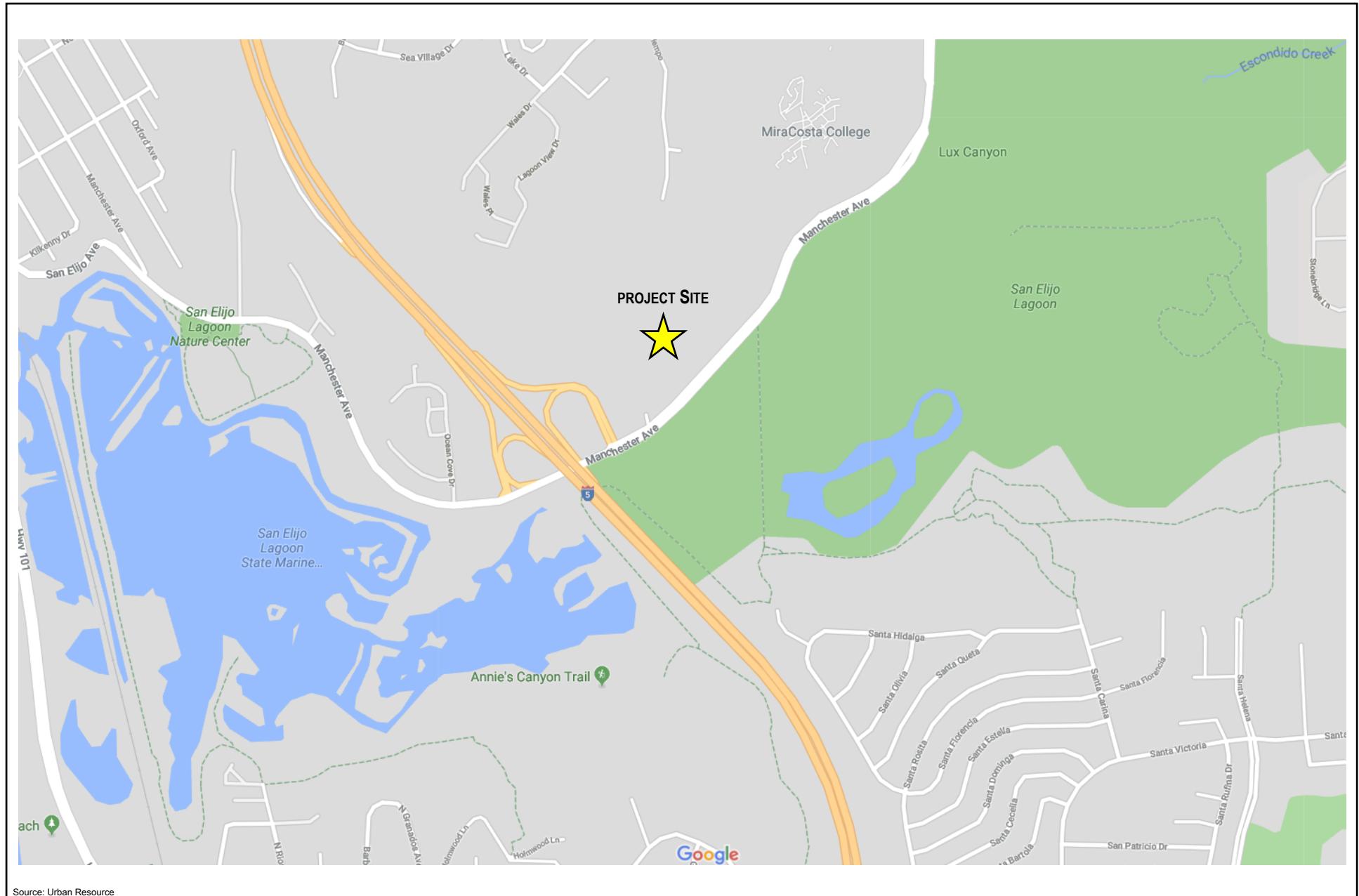
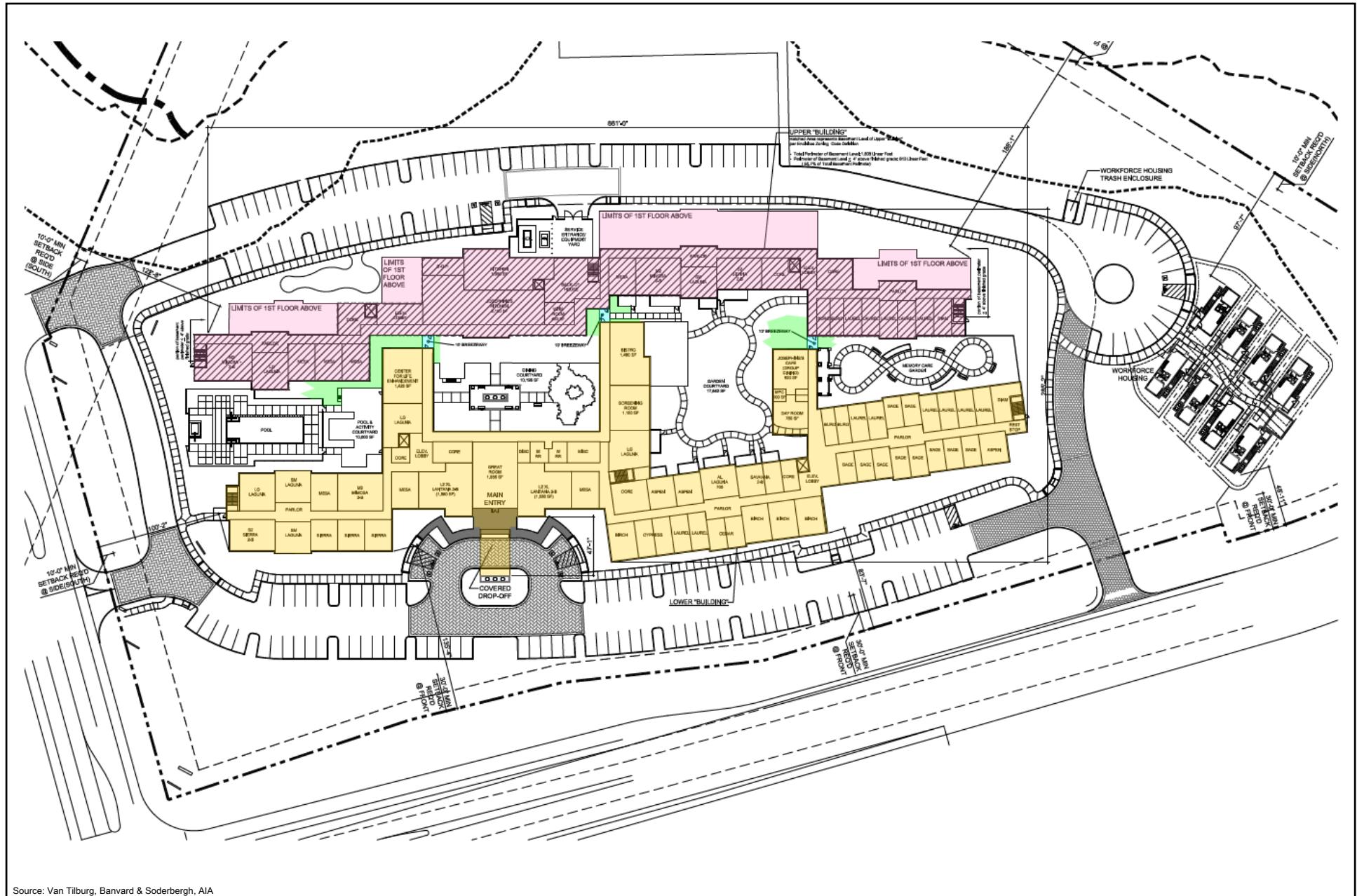


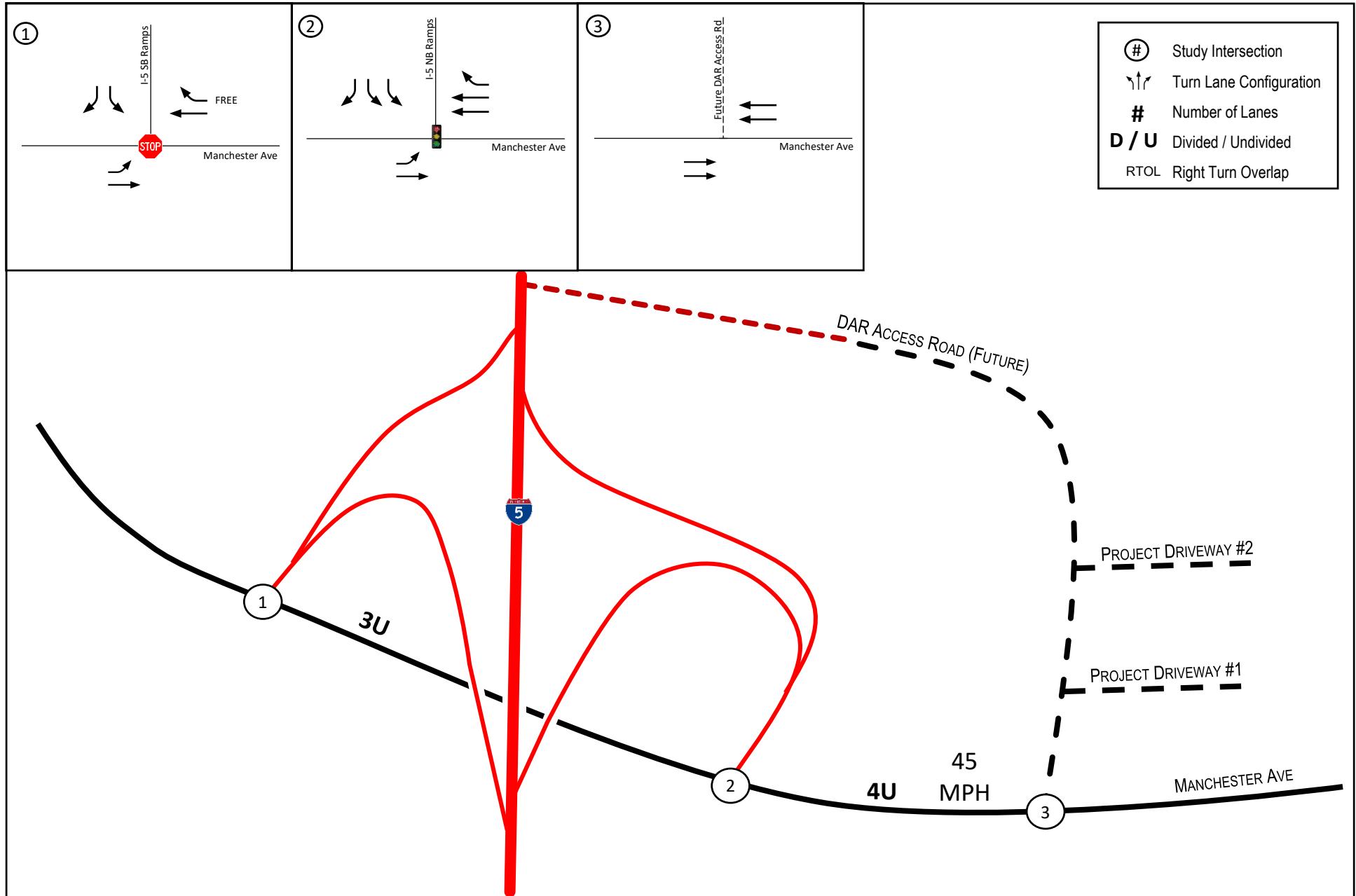
Figure 1

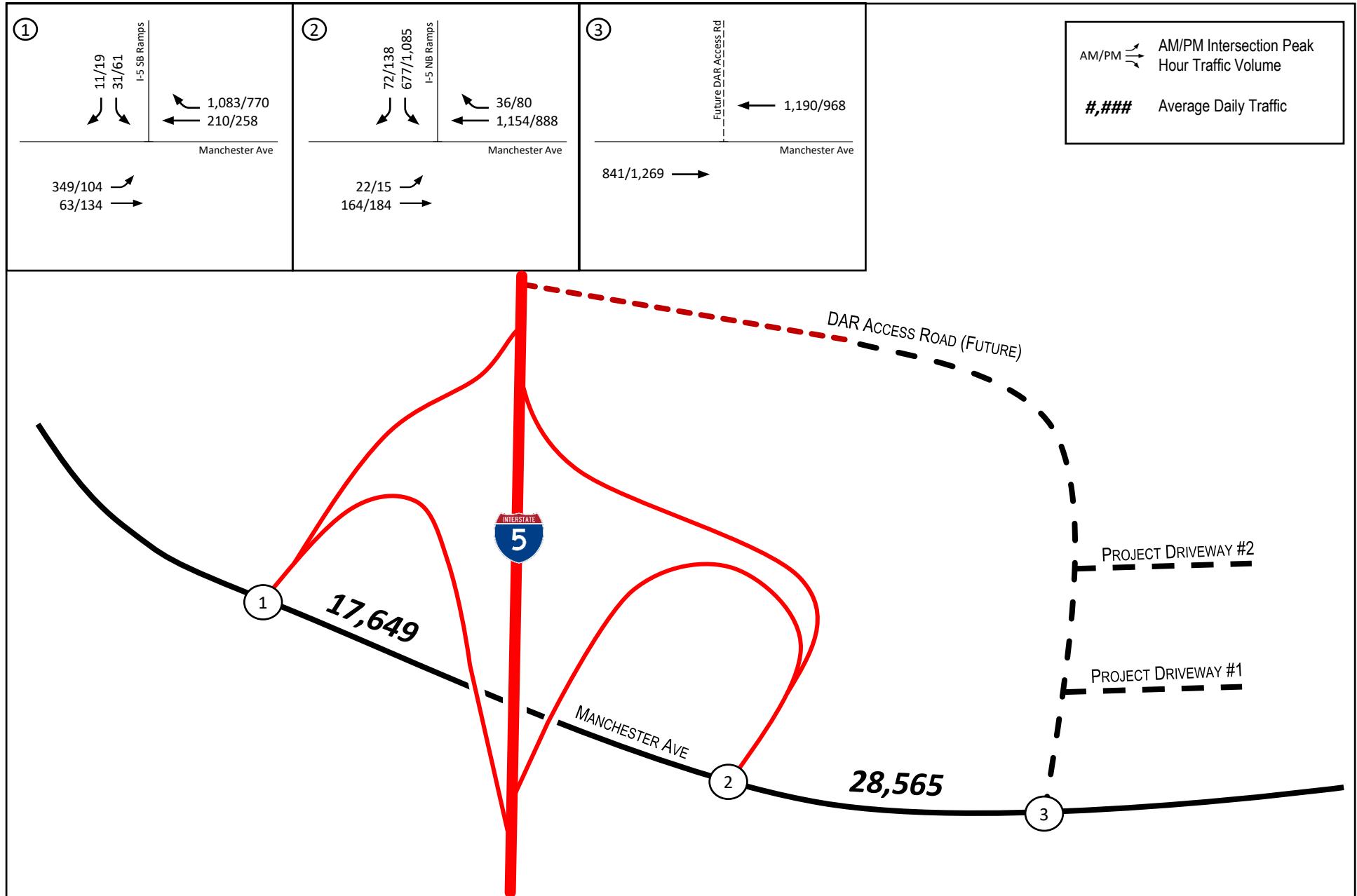
## Vicinity Map

BELMONT VILLAGE ENCINITAS-BY-THE-SEA









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**Figure 5**

## Existing Traffic Volumes

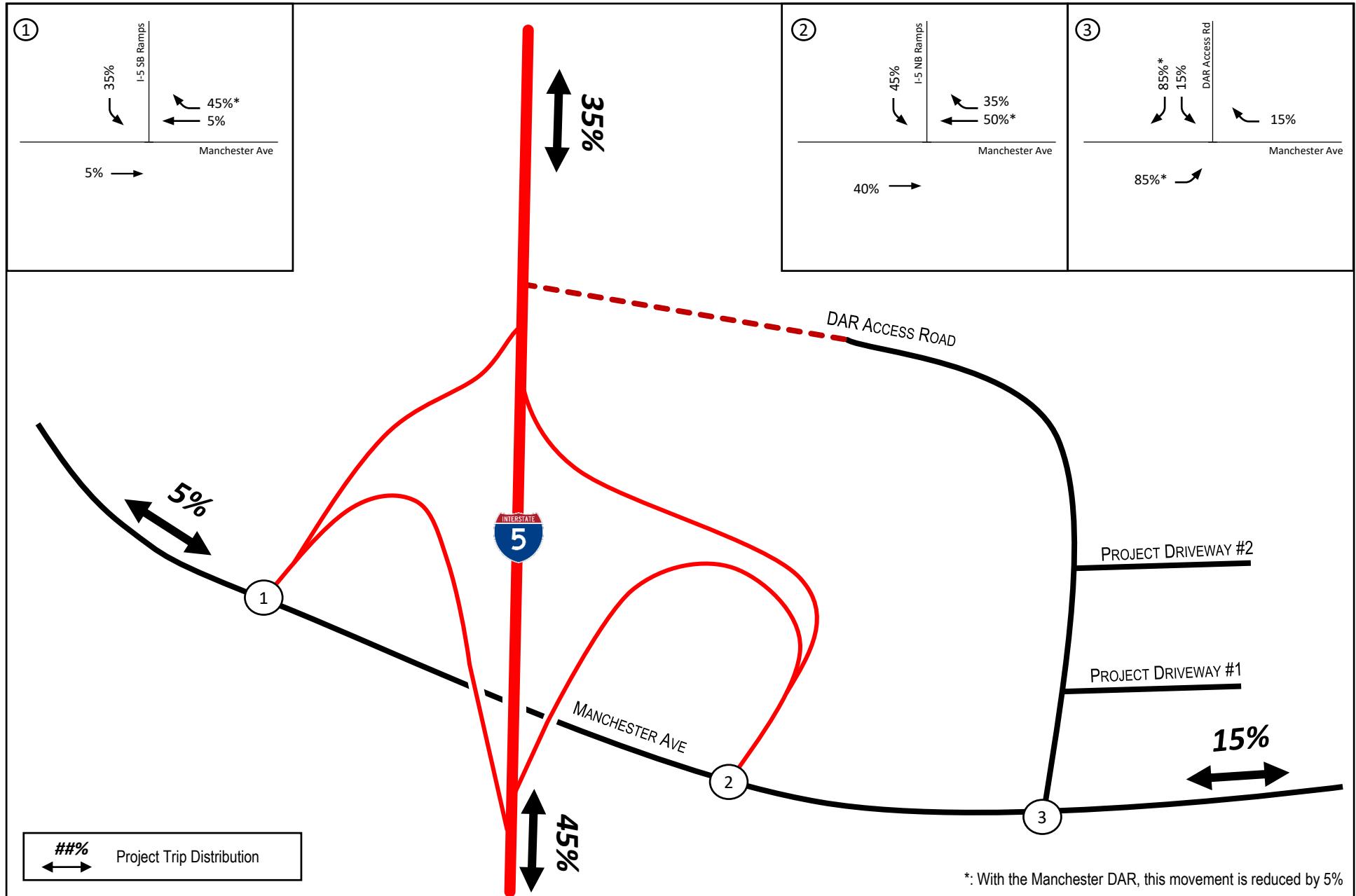


Figure 6

## Project Trip Distribution

BELMONT VILLAGE ENCINITAS-BY-THE-SEA

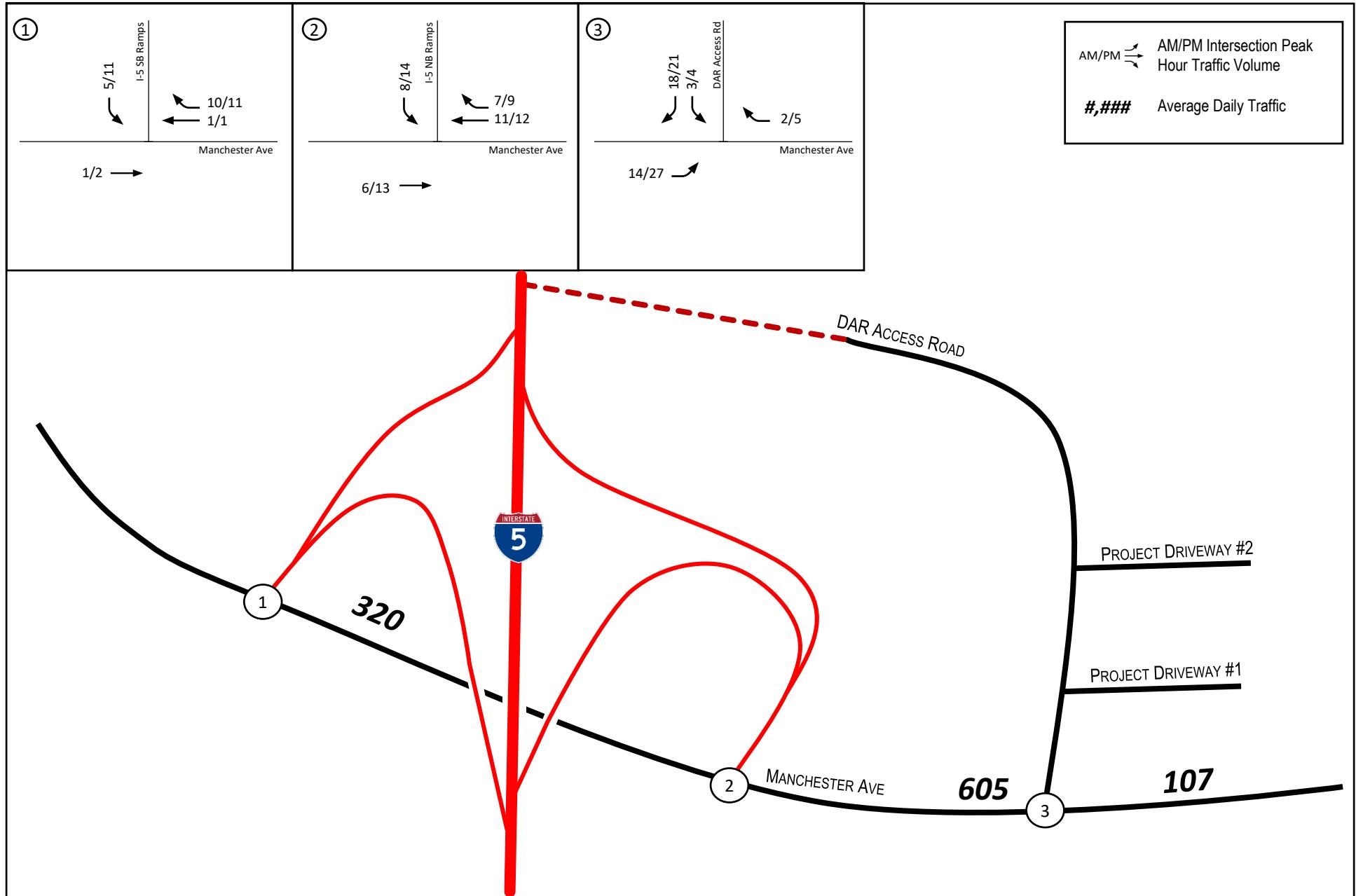
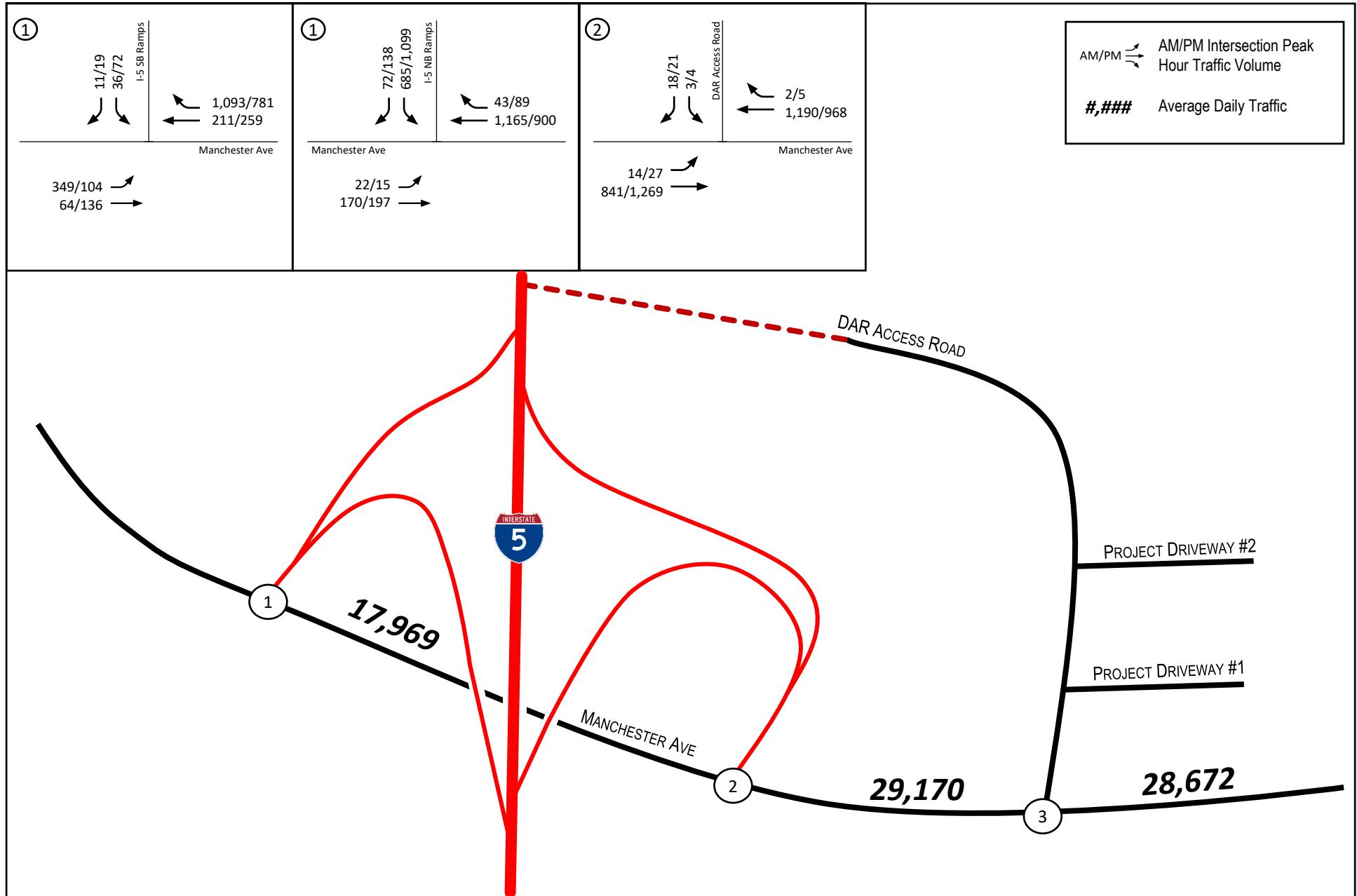


Figure 7

## Project Traffic Volumes (w/out DAR)

BELMONT VILLAGE ENCINITAS-BY-THE-SEA



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**LINSCOTT  
LAW &  
GREENSPAN**

*engineers*

**Figure 8**

## Near-Term Traffic Volumes

BELMONT VILLAGE ENCINITAS-BY-THE-SEA

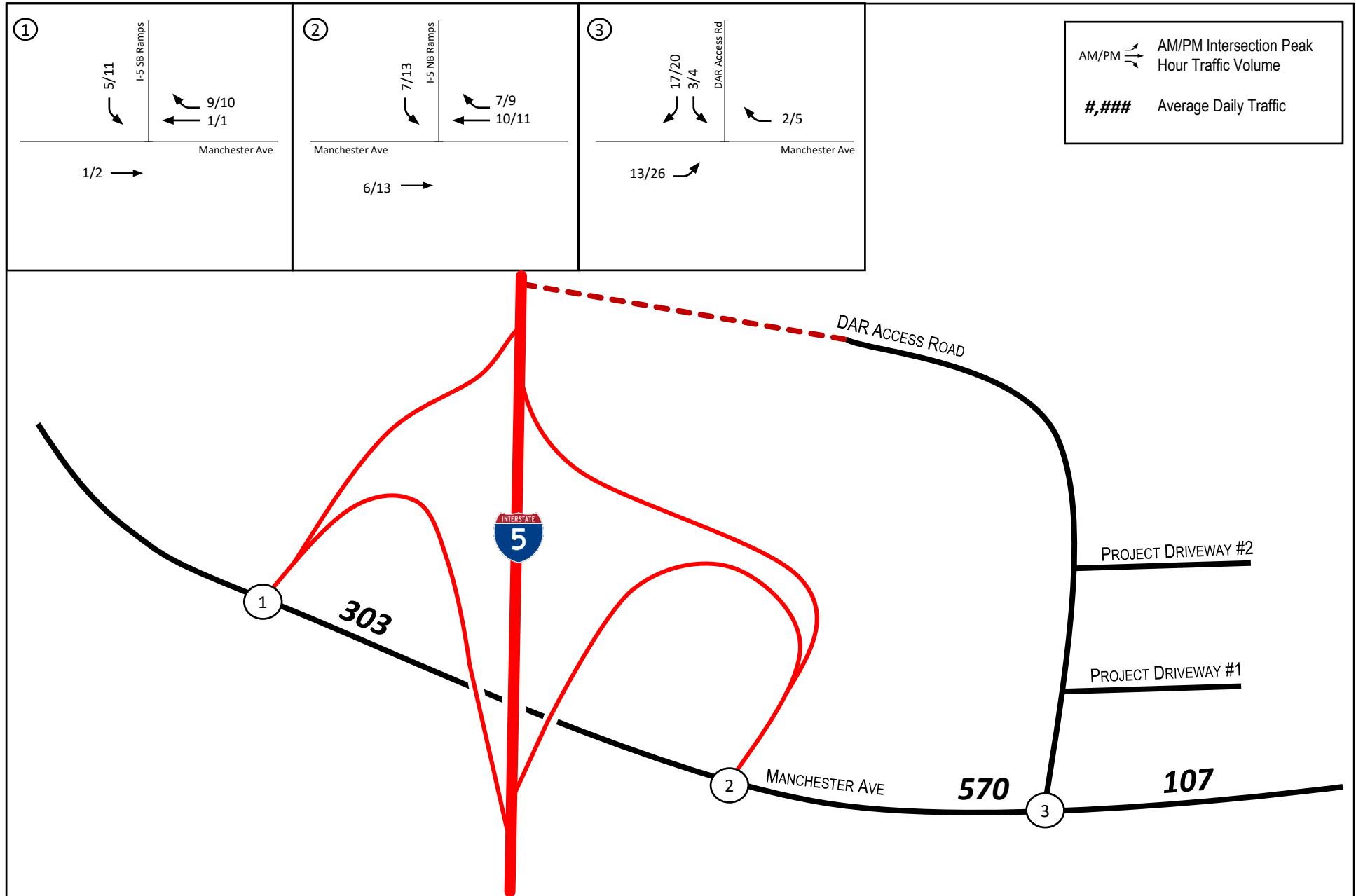


Figure 9

## Project Traffic Volumes (w/ DAR)

BELMONT VILLAGE ENCINITAS-BY-THE-SEA

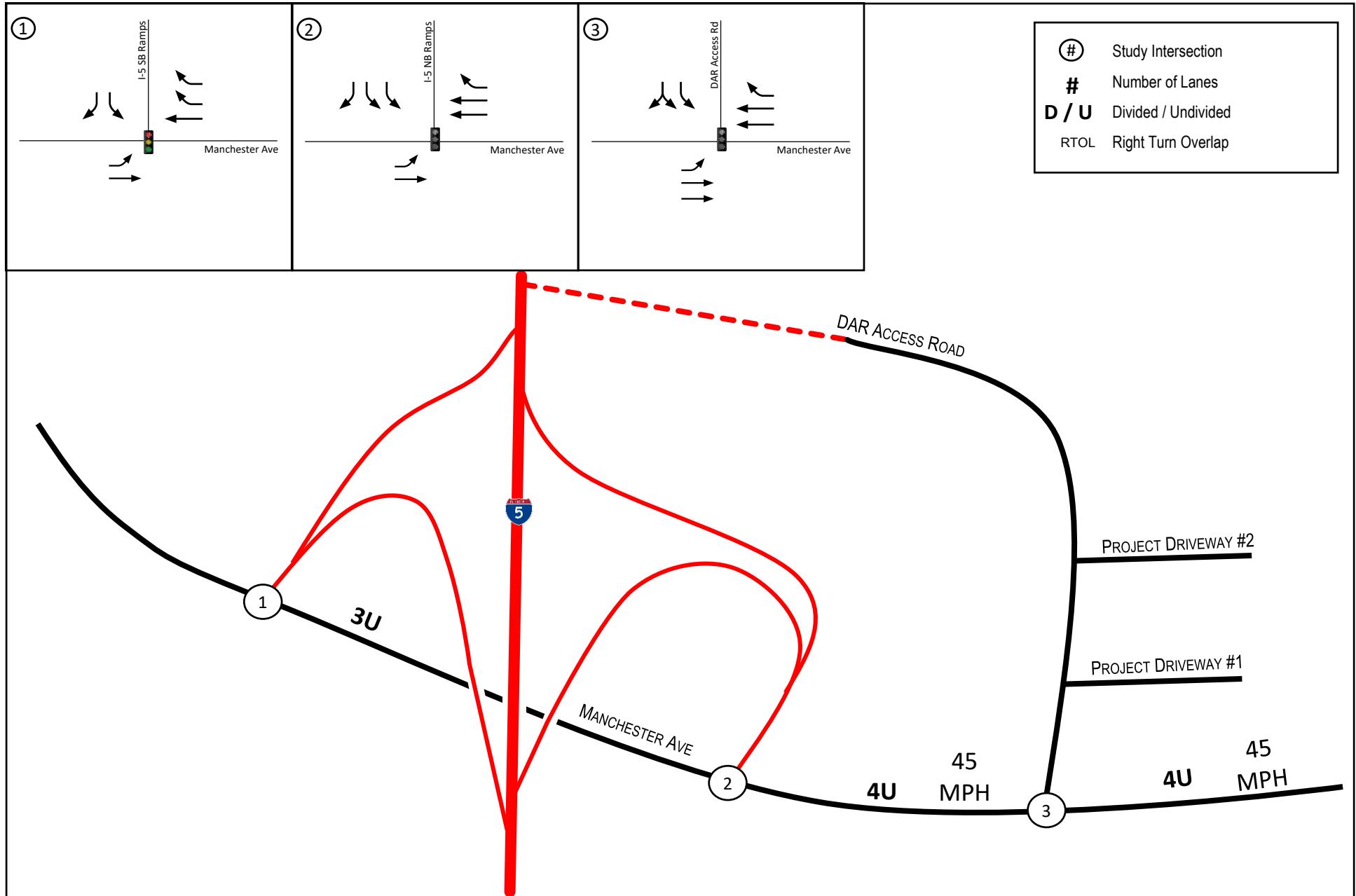


Figure 10

## Long-Term (w/out DAR) Conditions

BELMONT VILLAGE ENCINITAS-BY-THE-SEA

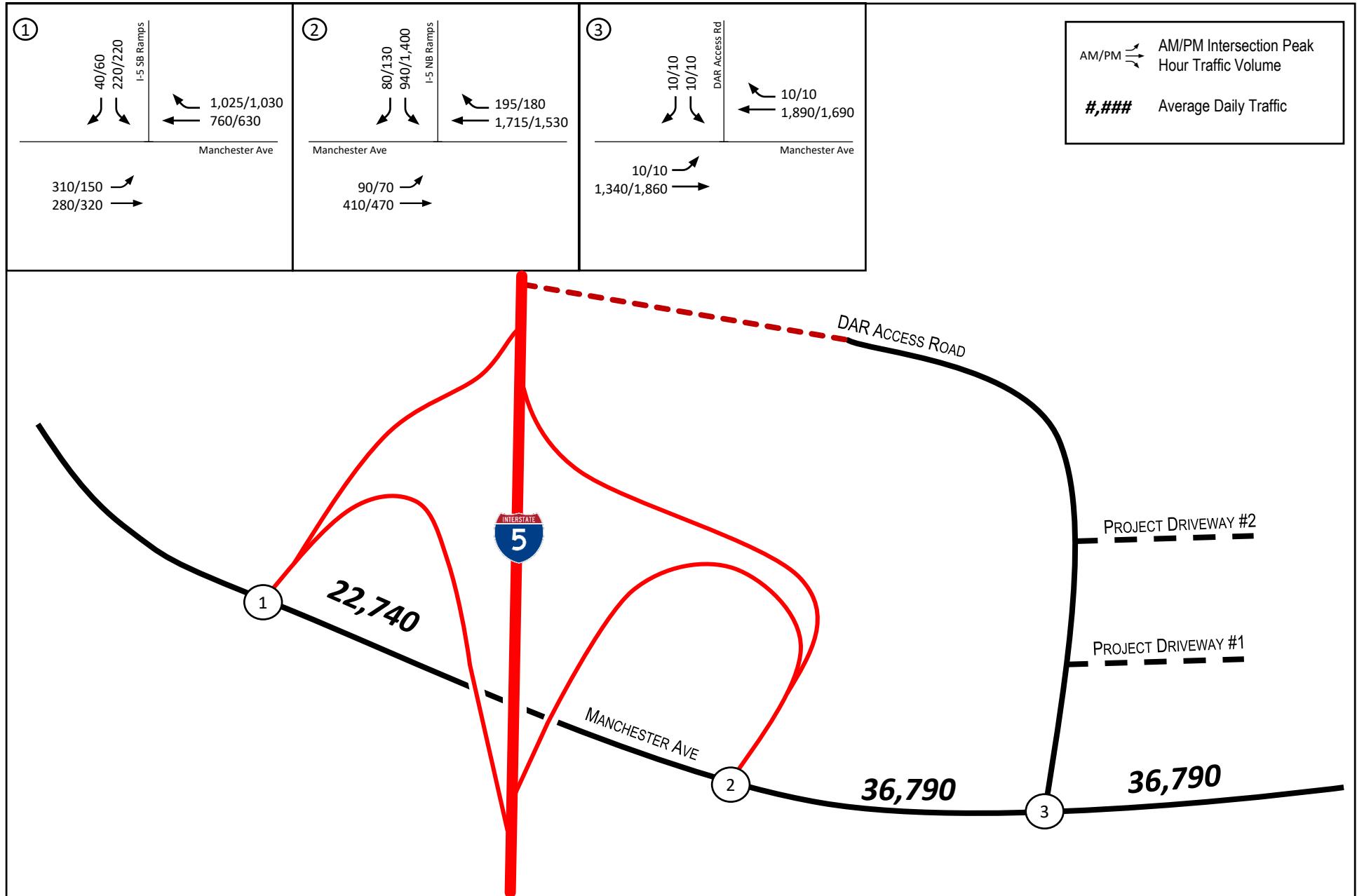


Figure 11

## Long-Term (w/out DAR) Traffic Volumes

BELMONT VILLAGE ENCINITAS-BY-THE-SEA

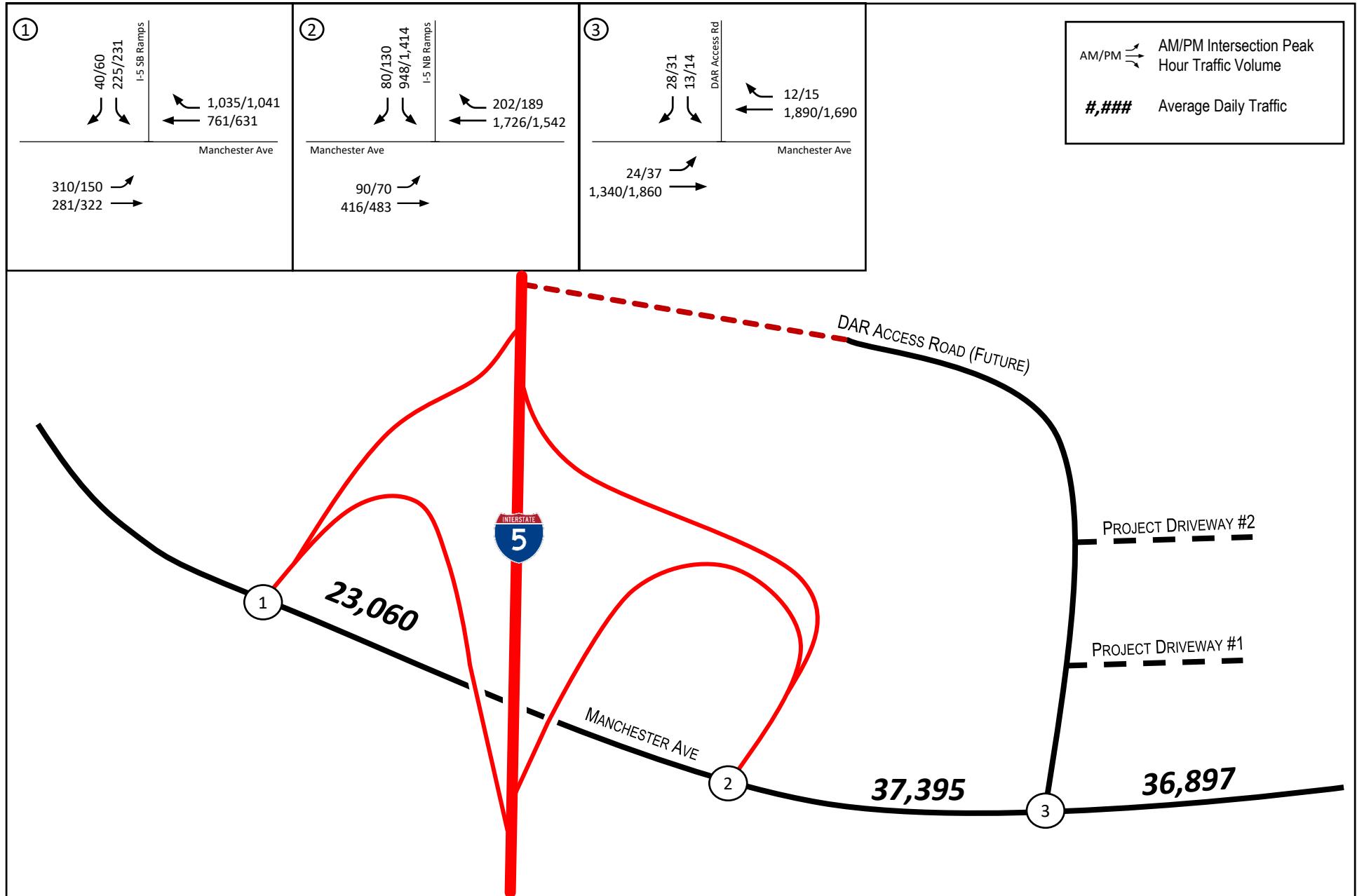


Figure 12

## Long-Term (w/out DAR) + Project Traffic Volumes

BELMONT VILLAGE ENCINITAS-BY-THE-SEA

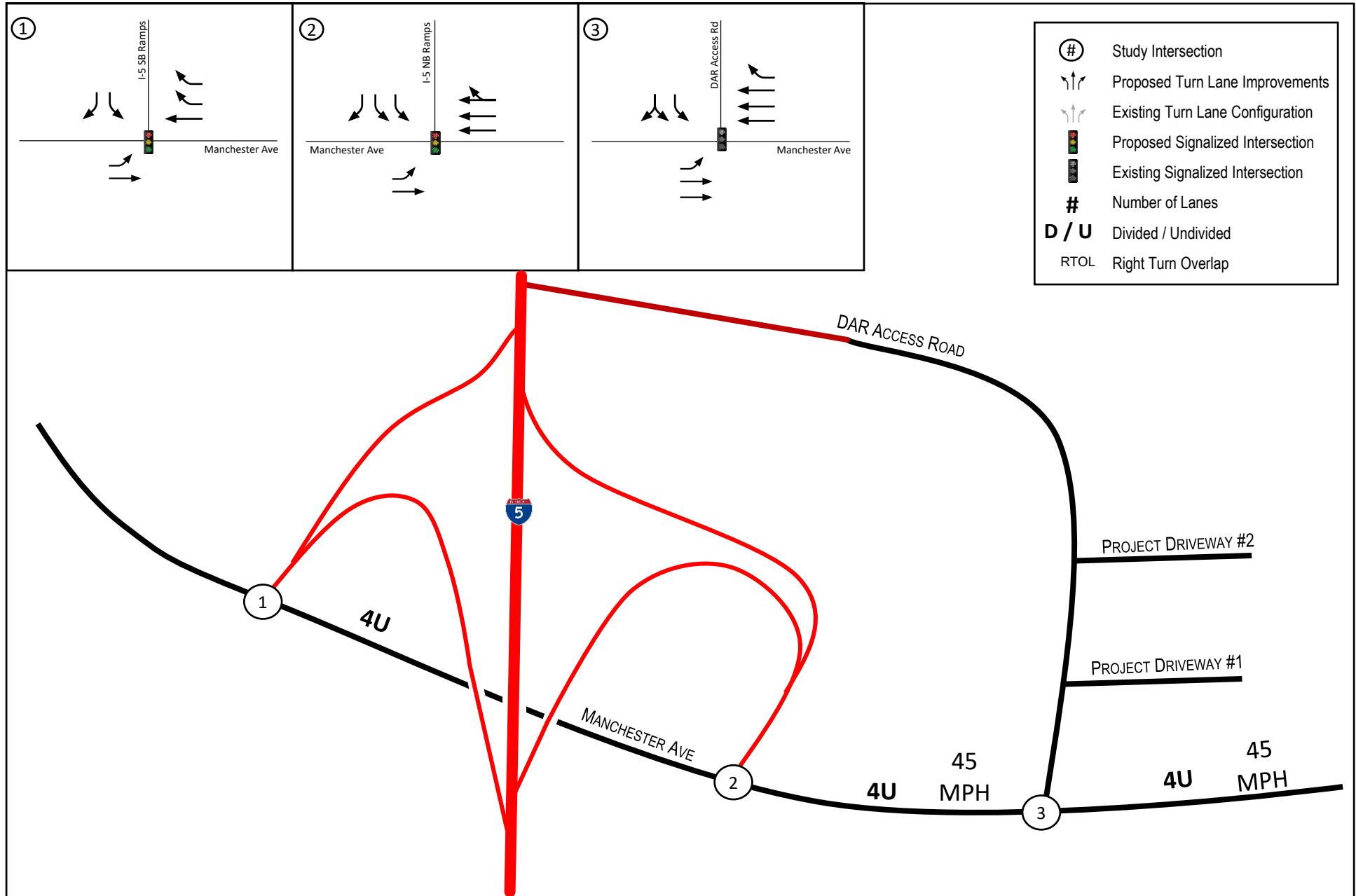


Figure 13

## Long-Term (w/ DAR) Conditions

BELMONT VILLAGE ENCINITAS-BY-THE-SEA

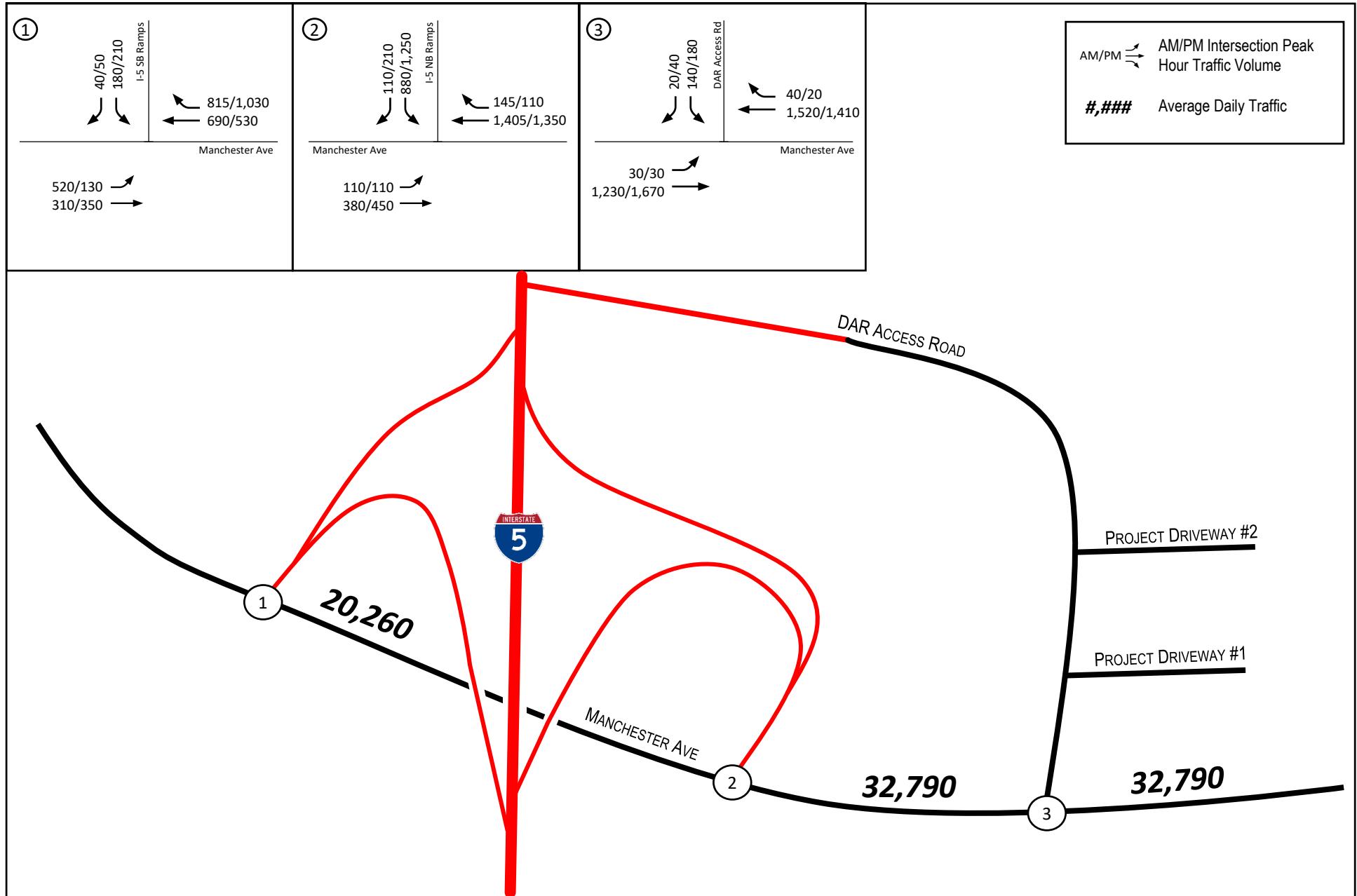


Figure 14

## Long-Term (w/ DAR) Traffic Volumes

BELMONT VILLAGE ENCINITAS-BY-THE-SEA

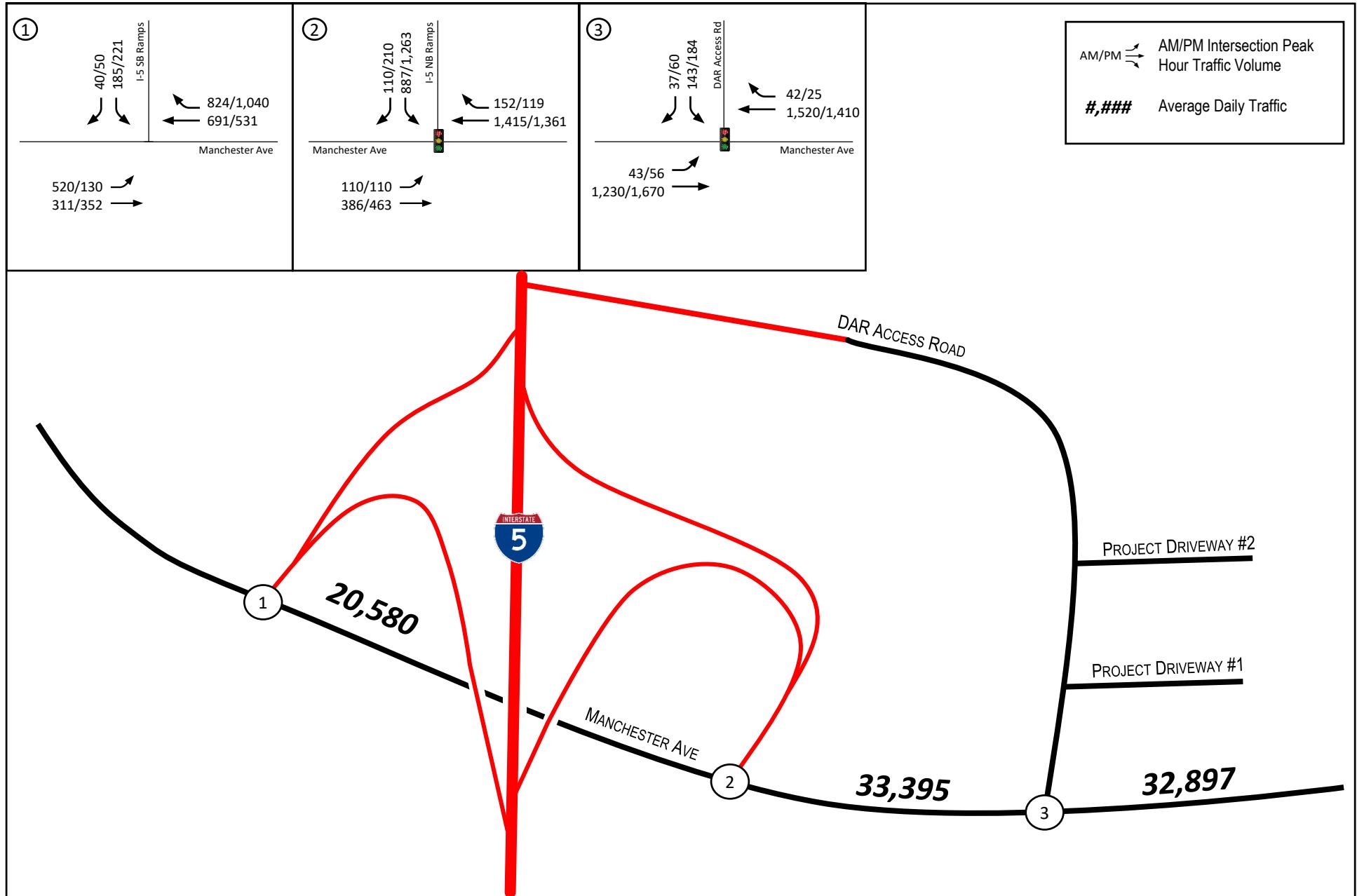


Figure 15

## Long-Term (w/ DAR) + Project Traffic Volumes

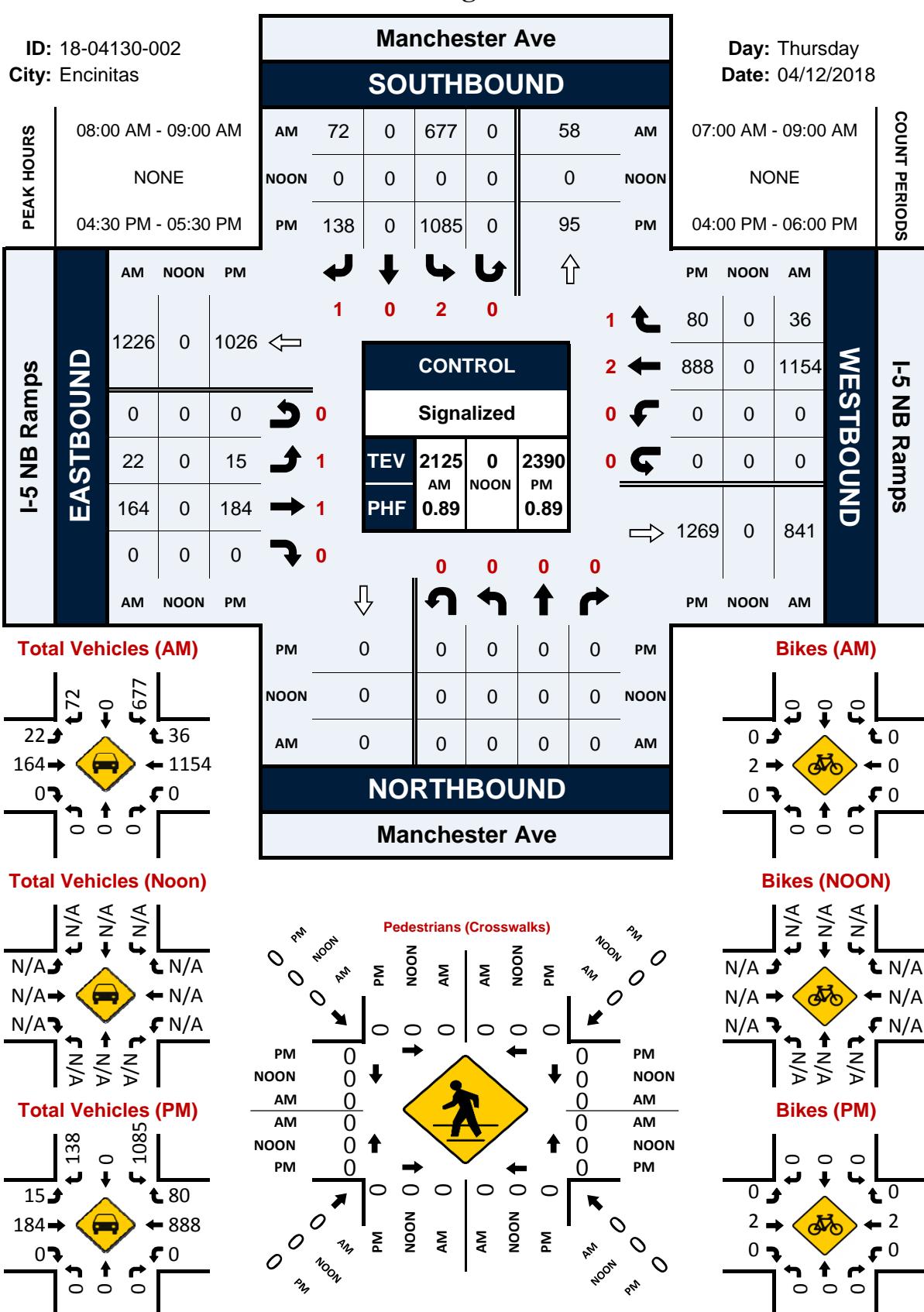
BELMONT VILLAGE ENCINITAS-BY-THE-SEA

**ATTACHMENT A**

**INTERSECTION AND SEGMENT MANUAL COUNT SHEETS**

# Manchester Ave & I-5 NB Ramps

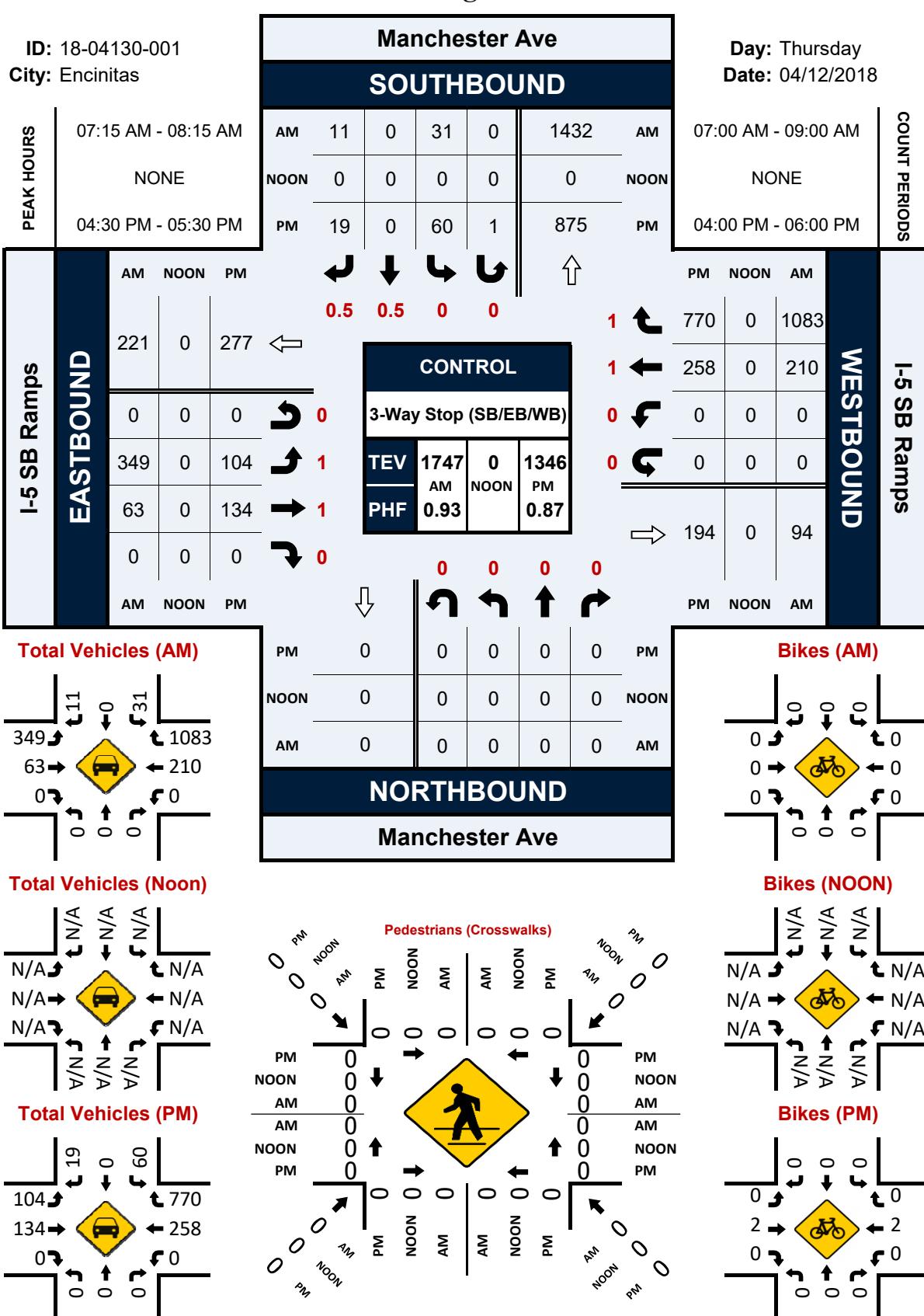
## Peak Hour Turning Movement Count





# Manchester Ave & I-5 SB Ramps

## Peak Hour Turning Movement Count



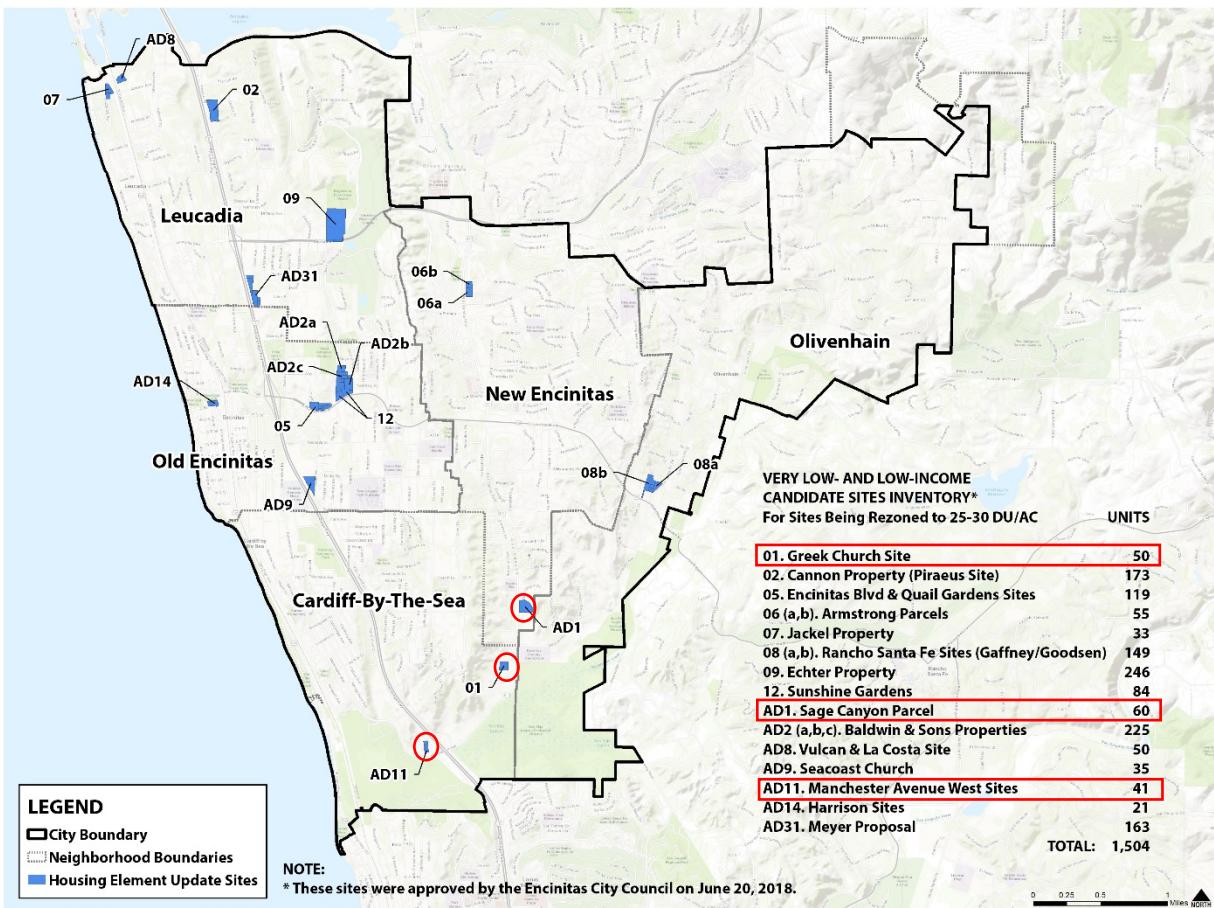




**ATTACHMENT B**

**CITY OF ENCINITAS HOUSING ELEMENT UPDATE  
POTENTIAL REZONING SITES**

FIGURE 2-1: HOUSING STRATEGY MAP – VERY LOW AND LOW INCOME SITES



This rezoning program will create an opportunity for 1,504 units that may be constructed during the planning period pursuant to Section 65583.2. This exceeds the remaining RHNA lower income obligation of 1,141 units by 363 units (31 percent), providing an adequate buffer in consideration of the no net loss requirement under SB 166; requirements of AB 1397 for determining site capacity; and desire to provide some flexibility for future development to property owners. The capacity of vacant sites is 609 units, 53 percent of the City's total lower income RHNA.<sup>1</sup> HCD does not consider sites numbers 06a and 06b adequate sites to meet any portion of the Regional Housing Needs Allocation for lower-income households; excluding these units, the rezoning program still exceeds the remaining RHNA lower income obligation by 308 units (27 percent), with 583 units accommodated on vacant sites (51 percent of the City's remaining lower income RHNA).

<sup>1</sup> Including Sites 01, 07, and AD2c, but excluding site 06a, the capacity of vacant sites is 701 units, or approximately 62% of the City's remaining lower income RHNA. See Table 2-6 for additional discussion.

**ATTACHMENT C**

**CITY OF ENCINITAS ROADWAY CAPACITY STANDARDS**

## ROADWAY CAPACITY STANDARDS

Fac. Type	# of Lanes	ADT Capacity		
		LOS C	LOS D	LOS E
Freeway	6	108,000	120,000	135,000
	8	145,000	160,000	175,000
	10	175,000	195,000	215,000
Prime Arterial	6	46,000	51,200	57,000
Prime Arterial-Augmented	6	53,000	60,000	66,000
Major Roadway	4	28,200	31,600	35,200
Major Roadway-Augmented	4 +	36,300	41,000	45,400
Collector Roadway	4	26,000	29,200	32,400
Local Roadway	2	11,200	12,600	14,000
Local Roadway-Augmented	2 +	16,000	18,000	20,000

\* Capacity means the maximum volume for the stated level of service.

## **ATTACHMENT D**

### **INTERSECTION ANALYSIS WORKSHEETS**

































